Grass Lawn Neighborhood Plan Update Existing Conditions Report May 14, 2003

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Section 1: Introduction

The Neighborhood

This report provides information about existing conditions in the Grass Lawn neighborhood. The report focuses on issues that will be considered as part of the first neighborhood plan, including the natural environment, land use and development trends, key public services and facilities, and neighborhood character. The purpose of the report is to provide background information that will be useful as the Neighborhood Citizens Advisory Committee develops its recommendations on the neighborhood plan update.

The City of Redmond is made up of nine neighborhoods. These neighborhoods are defined in the City's Comprehensive Plan for purposes of neighborhood planning. Neighborhood boundaries in the comprehensive plan reflect historically recognized neighborhoods, as well as topography, streets, or water bodies that define various parts of the City. These designated neighborhoods give the city the opportunity to focus on issues and opportunities specific to the neighborhood.

The Grass Lawn neighborhood is located in the southwest part of Redmond. Like its namesake park, Grass Lawn remains an attractive, green area. The neighborhood includes a mix of low to moderate density residential, moderate density residential, and high density residential areas. The Grass Lawn neighborhood totals 1.56 square miles, or about 9 percent of Redmond's land area. The neighborhood's boundaries are: north, Redmond Way; east, SR-520 and W LK Sammamish PKWY; south, NE 60th ST (city limits); and west, 132nd AVE NE (city limits). The surrounding neighborhoods are: north, Willows/Rose Hill; east, City Center, South, City of Bellevue and Overlake; and east, City of Kirkland plus two small areas of unincorporated King County.

Planning for Neighborhoods

The City's Comprehensive Plan contains the community's vision of what Redmond will be like 20 years from now and policies to carry out that vision. The Plan contains policies to guide protection of the environment, the intensity and location of residential and commercial development, and improvement of parks, streets and other public facilities and services. The City's Community Development Guide compliments the Comprehensive Plan with regulations that implement the policies and the community's vision.

Redmond's Comprehensive Plan also includes a vision statement and policies that are specific to each of the nine neighborhoods in the City. These policies are intended to help preserve and enhance neighborhood characteristics that are valued by residents and people who work there as change occurs in the neighborhoods. Neighborhood plans and policies also:

- Reflect the priorities of people who live and work in the neighborhood.
- Describe important neighborhood goals and how to accomplish them.
- Serve as a guideline for the neighborhood and city decision makers.

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- Help to coordinate and indicate priorities for improvements in City services and facilities.
- Are consistent with but do not duplicate the Comprehensive Plan.
- Help to implement the Comprehensive Plan.
- Can serve as a tool to bring together those who live or work in an area to help address concerns and goals.

The remainder of this report summarizes the existing characteristics of the Grass Lawn neighborhood. Section 2 describes wetlands, steep slopes and other critical sensitive areas in the neighborhood. Section 3 discusses the distribution of land uses in the neighborhood and surrounding areas, and provides an overview of development trends. Section 4 describes the existing character of various parts of the neighborhood. Sections 5 through 8 describe existing and proposed facilities and services in the neighborhood including: utilities; emergency services; schools; parks; and transportation.

Section 2: Natural Environment

Redmond contains certain areas that can be identified and characterized as environmentally sensitive or critical (see Maps 1 through 6). Such areas within the City include wetlands, streams, wildlife habitat, geologic hazards (including soils unsuited to development), aquifer recharge areas, flood hazards, and buffers associated with the various environmentally sensitive areas.

Streams and Wetlands

Streams and their associated buffers provide important fish and wildlife habitat corridors; help to maintain water quality; store and convey storm water and floodwater; recharge ground water; and serve as areas for recreation, education and scientific study and aesthetic appreciation. Redmond designates streams as Class I, Class II, Class III and Class IV according to the criteria in the sensitive areas ordinance. Class I streams are those streams identified as "Shorelines of the State" under the City of Redmond Shoreline Master Program and likely contain salmonid species, or flow into the Sammamish River which is a salmon bearing river. The Grass Lawn neighborhood encompasses two significant streams, including Peters Creek and an unnamed stream. Peters Creek, located in NE Grass Lawn is designated as a Class III stream, runs through a native growth protection area and is associated with a wetland, steep slopes, landslide hazards, and erosion hazards. The unnamed stream is located in the central part of Grass Lawn and is designated as either Class III or Class IV, depending on the geographical location. A portion of the unnamed stream runs through a recorded open space easement containing a wetland. Both streams are located primarily in the northern and central areas of the neighborhood. See Map 1.

Wetlands help to maintain water quality; store and convey storm water and flood water; recharge ground water; provide important fish and wildlife habitat; and serve as areas for recreation, education and scientific study and aesthetic appreciation. In the Grass Lawn area, several wetlands associated with stream corridors, steep slopes, landslide hazards, and erosion hazards have been identified in the northern and eastern portions of the neighborhood. However, these wetlands remain unclassified. A single wetland sits in the central area of the neighborhood at the NW corner of Old Redmond RD and 140th Ave NE. Wetlands have a range of sizes and vegetative communities. Redmond's sensitive areas ordinance has classified wetlands according to their characteristics, function, value, and/or sensitivity to disturbance. Wetlands are designated as Type I, Type II, and Type III, according to specific criteria in the City's sensitive areas ordinance. Type I Wetlands are the most critical and may likely be associated with Bear Creek, a salmon-bearing stream. See Map 2.

Wildlife Habitat

At a neighborhood focus group held on January 27th, 2003, neighborhood residents commented that one aspect of the neighborhood they enjoyed the most was the presence of wildlife. Redmond protects critical wildlife habitats for species that state or federal agencies have designated as endangered, threatened, sensitive, monitor or priority species. Wildlife habitat:

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- Provides opportunities for food, cover, nesting, breeding and movement for fish and wildlife within the City.
- Maintains and promotes diversity of species and habitat within the City.
- Coordinates habitat protection with elements of the City's open space system wherever possible.
- Helps to maintain air and water quality.
- Helps control erosion.
- Serves as areas for recreation, education and scientific study and aesthetic appreciation.
- Provides neighborhood separation and visual diversity within urban areas.

The Washington State Department of Natural Resources provided Redmond with data on the critical wildlife habitats in the Grass Lawn neighborhood. The following areas have been identified as critical habitats: (1) Along the stream and ravine corridor between 140th AVE NE and 148th AVE NE, north of Old Redmond RD; and (2) Along the stream and ravine corridor between 148th AVE NE and 151st AVE NE, north of Old Redmond RD.

Geologic Hazard Areas

Geologic hazard areas include lands that are affected by natural processes such as natural springs or unstable soils that make them susceptible to landslides, seismic activity and severe erosion. The primary purpose of Redmond's geologic hazard regulations is to avoid and minimize potential impacts to life and property from geologic hazards through appropriate levels of study and analysis, application of sound engineering principles, and regulation and limitation of land uses.

Erosion is a natural process whereby wind, rain, water and other natural agents mobilize and transport soil particles. Lands are susceptible to varying degrees of erosion based on a combination of slope, soil characteristics and exposure to wind or water. Sediment from erosion can clog streams and drainage facilities, flooding nearby properties during storms. Sediment is also a pollutant that can smother the eggs in salmon spawning beds, reduce the sunlight available to aquatic plants, and smother aquatic plants and immobilize aquatic animals, such as freshwater mussels.

Redmond designates slopes as Class I/Low Hazard: Areas with slopes of less than 15 percent, Class II/Moderate Hazard: Areas with slopes between 15 percent and 40 percent and that are underlain by soils that consist largely of sand, gravel or glacial till, Class III/High Hazard: Areas with slopes between 15 percent and 40 percent that are underlain by soils consisting largely of silt and clay, and Class IV/Very High Hazard: Areas with slopes steeper than 15 percent with zones of emergent water (e.g. springs or ground water seepage), areas of landslide deposits regardless of slope, and areas sloping 40 percent or steeper.

The Grass Lawn neighborhood contains two areas with very high landslide hazards (Class IV) and with slopes in excess of 60 and 40 percent. The first landslide hazard area takes the form of steep slopes and ravines extended south across Redmond from the Willows/Rose Hill neighborhood and into the northern portion of Grass Lawn neighborhood. This area is associated with an erosion hazard and a Class III/IV unnamed stream. This area is also designated as a

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Native Growth Protection Area. The second landslide area runs near to SR-520 and W. LK. Sammamish PKWY. NE. This area contains primarily Class III landslide areas with a slope in excess of 40%, and lesser amounts of Class II and Class IV landslide hazards. This area also overlaps with a seismic hazard area. See Map 3 and 4.

Aquifer Recharge Areas

Aquifer recharge areas provide a source of potable water and contribute to stream discharge during periods of low flow. These recharge areas are susceptible to contamination of drinking water and watercourse supplies through rapid infiltration of pollutants through the soil to ground water aquifers. The primary purpose of aquifer recharge area regulations is to protect critical aquifer recharge areas by avoiding land use activities that pose potential aquifer contamination; and to minimize impacts to medium and low significance recharge areas through the application of strict performance standards. The eastern portion of the Grass Lawn neighborhood, near W. LK Sammamish PKWY NE and SR-520, is part of a designated aquifer recharge area of medium significance.

Historical and Archaeological Resources

No historic or archaeological resources in the Grass Lawn neighborhood are listed on the state or federal historic registers. However, there are four unregulated, surveyed sites in the neighborhood:

- 7860 132nd Avenue NE, is a side gable vernacular house.
- 7050 150 Avenue NE, is also a side gable vernacular house.
- 13442 NE 80th St., is a side gabled and hipped vernacular house.
- 5830 148th Avenue NE is . side gable residential vernacular property with an agricultural theme. This property was moved from its original location on the Redmond campus.

Section 3: Land Use

This section describes the distribution of land uses in the Grass Lawn neighborhood and surrounding areas, and compares the neighborhood to citywide averages for Redmond. It also includes an overview of development trends in the neighborhood during the past several decades.

Existing Land Use

The City of Redmond maintains information on existing land uses for property in the City and for several adjacent unincorporated areas. This information is recorded at the parcel level. The discussion below reflects the size of the entire parcel, not just the portion on which a building or parking lot is located. The information provided on acres by land use category includes the developed and undeveloped portions of the parcels. The information also excludes public right-of-way.

Existing land uses in the Grass Lawn neighborhood are primarily residences with a small amount of general commercial and neighborhood commercial uses(see Table 1). A total of 85 percent of the land area in the neighborhood is developed as residences, three quarters of that figure being single-family. The remaining land is almost evenly divided among utilities, public institutions, parks/open spaces, and miscellaneous land uses. Roughly four percent (31 acres) of the land area in the neighborhood is dedicated to parks and open spaces. Eighty percent of this figure (25 acres) represents usable parks and twenty percent (6 acres) represents open space and natural growth protection easements, which contains steep slopes or other critical areas intended to remain as natural areas rather than being used for park or recreation uses.

Table 1 provides comparable Redmond citywide averages. The Grass Lawn neighborhood averages show the neighborhood has significantly more land dedicated toward residential uses, both with single-family and multi-family residences. Compared to the citywide average, it has less land dedicated for parks and open space, less land dedicated for commercial and retail development, and no land dedicated for business park/light industrial use. See Map 5.

Table 1: Existing Land Uses In Acres Grass Lawn Neighborhood and City of Redmond, 1999

	Grass Lawn Neighborhood		Citywide Areas	
Land Use	Acres	Percentage	Acres	Percentage
Single-Family*	524	66%	2,559	31%
Multi-Family/Duplex	149	19%	863	10%
Commercial/Retail	3	0%	246	3%
Office/Business Parks	0	0%	842	10%
Industrial/Industrial Park/Manufacturing	0	0%	786	9%
Utilities	12	2%	212	3%
Public/Institutions	35	4%	371	4%
Hotel/Motel	0	0%	6	0%

Parks/Open Space	31	4%	1,277	16%
Miscellaneous/Other**	13	2%	195	2%
Agriculture	0	0%	6	0%
Vacant	25	3%	1024	12%
Total	792	100%	8,193	100%

^{*}Includes mobile home parks

Neighborhood Sub-Areas

The Grass Lawn neighborhood appears to have several natural sub-areas that vary somewhat in the types of land uses included. Each is described below.

- The northeastern portion of Grass Lawn contains roughly 50 percent multi-family residential zoned for 12 to 20 units per acre and 50 percent single-family residential. One of the two small commercial centers is located in this portion of Grass Lawn along W. LK. Sammamish PKWY. There is a stream corridor in this area that correlates with some geological hazards and a Natural Growth Protection Area.
- The southeastern portion of Grass Lawn is zoned entirely for single-family residential. This area contains one park, Spiritbrook Neighborhood Park, and one school, Ben Rush Elementary School.
- The northwestern portion of the neighborhood is almost entirely residential. Most of the residences are single-family, however there is one small development containing duplexes. A portion of this area is unincorporated and is zoned for four to six units per acre. The area also contains one existing park and one proposed park. The Grass Lawn Community Park is located towards the heart of Grass Lawn neighborhood and Scott's Pond, a stormwater pond and site of a potential future mini-park, is located on 140th Avenue NE and Redmond Way.
- The Southwestern portion of Grass Lawn is partially multi-family residential, single-family residential, and commercial. The Sixty-O1 Condominium development is located in this subarea, along with the mixed use development on Old Redmond Road and 132nd Avenue NE. A portion of this area is unincorporated and is zoned for one unit per acre. Rose Hill Junior High School is also located in this area.

Development Trends

Development in the planning area was limited up until the 1960's, when eighteen percent of the neighborhood's current total single-family homes were constructed, resulting in 8, 364, 713 square feet built in the decade. The growth carried over into the 1970's as seventeen percent of the neighborhood's single-family homes were constructed, making for 7,754,686 new square feet built. Multi-family development in the neighborhood also began during this time. The Sixty-O1 Condominiums were the first multi-family units built in Grass Lawn starting in 1969. The 1960's yielded 349 new units, all within the Sixty-O1 development, composing 19 percent of the

^{**}Includes some rights-of-way and parking.

neighborhoods current total of multi-family units. Developers built 599 new multi-family units throughout three separate developments in Grass Lawn in the 1970's, composing 33 percent of current units. Nine developments yielded 744 new multi-family units in the 1980's, composing 41 percent of current units. And, five developments yielded 121 new units in the 1990's, composing 7 percent of current units.

The oldest commercially used development in Grass Lawn was built in 1950. The parcel is 33, 087 square feet and is located on 148th Avenue NE in an area zoned for single-family residential. This development is now used as a children's center. Following the building boom of the 1960's and 1970's, the neighborhood acquired its second commercial development in 1985 called Sammamish Landing. The 58,242 square foot development contains retail and is located on W. Lake Sammamish Pkwy. Not until 1994 was the third and most recent commercial development built, La Plaza de Rosa. This development parcel, containing 45, 404 square feet, is located on 132nd Ave NE and Old Redmond Way and contains multi-family housing above the ground floor retail.

Existing and Projected Development

Grass Lawn neighborhood contains three percent vacant land as compared with the citywide average of twelve percent. This figure indicates that the Grass Lawn neighborhood is considerably built-up and is not expecting a significant amount of new development. Nonetheless, new developments are underway. Portico Place, a development under review as of February 2003, will add 18 new single-family residences to the neighborhood near148th Avenue NE and Redmond Way. Also, a short-plat subdivision resulting in four single-family lots on 148th Avenue NE was approved as of February 2003.

As part of the Five-Year Update of the Comprehensive Plan, the city is updating its targets for residential and employment growth to 2020. This update will include evaluating the transportation, environmental and other impacts of a range of draft growth alternatives.

Land Uses Adjoining the Grass Lawn Neighborhood

A diversity of land uses surround the planning area. Primarily single-family neighborhoods adjoin the planning area to the north, south, and east. In Kirkland to the west, these neighborhoods are zoned for 7,200 square foot lots, or up to six residences per acre. These neighborhoods also include Rose Hill Elementary School, Lake Washington High School, and South Rose Hill Park. South of the planning area in Bellevue, adjoining neighborhoods are primarily zoned for 1.8 residences per acre with one smaller area zoned for five units per acre. Redmond's Willows/Rose Hill neighborhood sits to the north. Adjacent land uses in this neighborhood are primarily zoned for five units to the acre, twenty units to the acre, and thirty units to the acre. Grass Lawn Park is located south of the planning area along Old Redmond Road. Other nearby residential uses include multi-family development along Old Redmond Road in Redmond and along the west side of 132nd Avenue NE in Kirkland. To the east the neighborhood is bound by SR-520 and W. LK. Sammamish Parkway, beyond which are mainly commercial land uses.

Annexation Trends

Annexation of land into Redmond City Limits and the Grass Lawn neighborhood began about four decades ago with the largest annexations occurring in the 1960's. See Table 2 for a summary of annexation history.

Land slated for annexation to Redmond falls within boundaries of Redmond's potential annexation area and includes properties in the Grass Lawn neighborhood planning area. About 20 years ago the City of Redmond and the City of Kirkland developed an interlocal agreement to determine land that would eventually be annexed to their respective cities. There are two remaining areas in the neighborhood within the jurisdiction of unincorporated King County that are planned to annex to Redmond. The first area is located east of 132nd AVE NE between 80th ST and NE 70th ST. The second area is located east of 132nd AVE NE between NE 69th Way and 60th ST.

Washington state law allows the remaining unincorporated land in Grass Lawn neighborhood to be annexed to Redmond by several methods. The most common method of annexation is petition. However, at the time this report was written, the state legislature was considering a new petition method. It is anticipated that new method will allow property owners, and registered voters who reside on the subject property, to initiate annexation of the unincorporated areas.

	Table 2: Annexations in the Grass Lawn Neighborhood 1979 to 1997	
Year	Name, Locations Included	Acres
1961	A large parcel comprising the majority of the area generally south of Redmond Way, generally east of 134 th AVE NE, generally north of Old Redmond Road, and generally west of 148 th AVE NE.	232
1962	A large parcel located generally east of 134 th AVE NE, generally south of Redmond Way, generally west of 141 st AVE NE, and generally north of NE 75 th ST.	78
1963	A parcel located north of Old Redmond Road and east of 140 th AVE NE.	7
1963	A parcel located generally south of Old Redmond Road, generally north of NE 80 th ST, generally west of 132 nd AVE NE, and generally west of 141 st AVE NE.	42
1963	A parcel correlating with the Sixty-O1 apartments located east of the 137 th AVE NE corridor, west of 140 th AVE NE, and on south of NE 70 th ST, and north of NE 60 th ST.	81
1964	A large parcel located generally south of Redmond Way, generally west of 152 nd AVE NE, generally north of Old Redmond Road (east of 148 th AVE NE), west of 148 th AVE NE (south of Old Redmond Road), generally north of NE 62 nd ST, and generally east of 143 rd AVE NE (south of Old Redmond Road).	175
1967	A parcel located east of 140 th AVE NE and both north and south of NE 62 nd ST.	5
1967	A parcel located west of 133 AVE NE just south of NE 80 th ST.	.6
1967	A parcel located south of Old Redmond Road, generally east of 141 st AVE NE and generally west of 134 th AVE NE.	15
1968	A parcel located east of 132 nd AVE NE and generally south of NE 70 th ST.	8
1969	A parcel located just south of NE 80 th ST and just east of 132 nd AVE NE.	.6
1972	A parcel both north and south of Old Redmond Road, just east of 140 th AVE NE.	28
1975	A parcel located just north of NE 80 th ST and just east of 132 nd AVE NE.	.6
1975	A parcel located south of NE 75 th just east of 132 nd AVE NE.	.9
1976	A parcel located south of Redmond Way, north of NE 83 rd AVE NE, and just east of 132 nd AVE NE.	.9
1981	Keystone: Located generally east of 132 nd AVE NE and generally on both sides of Old Redmond Road.	14
1982	Morelli: Located north of NE 60 th ST, east of 140 th AVE NE, and west of 148 th AVE NE	30
1987	Scott: Located on 134 th AVE NE just south of NE 80 th ST.	.8
1990	Ft. Miles: Located on Old Redmond Way just east of 132 nd AVE NE.	.8
1994	A parcel located on NE 80 th ST. Just east of 132 nd AVE NE.	.6
1997	Rosewood Park: Located east of 132 nd AVE NE, south of NE 85 th ST, generally west of 134 th AVE NE, and generally north of NE 80 th ST.	12.5

Section 4: Neighborhood Character

The Grass Lawn planning area is made up of several smaller neighborhoods with similarities in character and needs as well as unique differences. The majority of the neighborhood is zoned for residential uses, with two small commercial zoning areas. The majority of the houses are built at a low to moderate density, with the exception of some apartment and condominium developments. Grass Lawn Park recently underwent a large improvement and 140th AVE NE will soon be reconstructed and improved. Since Grass Lawn is a mature neighborhood with established character, a large part of developing the neighborhood plan will be devoted to satisfying what the neighborhood already has and translating it into policy. Quality of life issues including street maintenance, code enforcement, stormwater, and traffic management have been identified by neighborhood residents as important issues to address. Many neighborhood residents have also commented positively about the walk-ability of their neighborhood and friendliness of many neighbors who look out for each other. The section below provides an overview of the existing character in each of the major portions of the neighborhood.

Neighborhood Character in Northeast Grass Lawn

Location and Topography

NE Grass Lawn is situated on a hillside overlooking Redmond's Sammamish Valley and the Cascade Mountains to the north and east. The sub-area boundaries are: north, Redmond Way; south, Old Redmond RD; east, W LK Sammamish PKWY; and west, 148th AVE NE. The northeastern tip of Grass Lawn contains many condominium developments. Old Redmond Road cuts through these developments, which sit on the steepest portion of the hillside.

The hillside crests around 151st AVE NE and 152nd AVE NE and steeply slopes down to the north and east where condominium developments are built. These two streets dead-end to the north at a ravine. This ravine contains erosion hazards and Class III and IV Landslide Hazards, rendering it unbuildable. The ravine also includes part of a wetland, Natural Growth Protection Areas, and Peter's Creek, a Class III stream that extends south to Old Redmond Road. A wetland sits in the eastern tip of the planning area, situated south of W LK Sammamish PKWY NE and north of SR-520.

Architecture and Lot Size

There is a colorful variety of housing and architectural style in the NE Grass Lawn area. Housing ranges from condominium complexes to single-family homes. Roughly half of the area's land is dedicated to condominium developments zoned R-20 for High-Density Residential (20 units per acre) and R12 Moderate-Density Residential (12 units per acre). Many of the developments reflect the architectural styles of the past two decades.

The other half of the NE Grass Lawn is zoned R-5 for Low-Moderate Density (5 units per acre). Single-family homes were built over a time span of 100 years, the majority being built in the 1980's. The single-family homes reflect varying styles such as one-bath ramblelers built to take advantage of the larger lots and open space, two-story homes with protruding garages, and new luxury homes built on smaller lots.

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Community Feeling

Steep slopes with tall condominiums give a dense urban feeling and the residential streets provide good views and a sense of openness. Old Redmond RD supports some thru-traffic, but traffic on the interior streets is minimal.

Neighborhood Character in Southeast Grass Lawn

Location and Topography

The Southeast portion of the Grass Lawn neighborhood is south of Old Redmond Road, east of 140th AVE NE, north of NE 60th ST, and west of 154th AVE NE. This area contains relatively few natural land features, but does contain Class II, III, and IV landslide hazards along 154th AVE NE on its border with SR-520.

Architecture and Lot Size

Single-family homes are the only type of housing in the Southeast portion of Grass Lawn. Housing styles and types vary, but most have a suburban look from the 1960's and 1970's. All of the parcels are zoned for low to moderate density.

Community Feeling

There is a suburban feel to the southeast portion of the Grass Lawn neighborhood. Most subdivisions have wide streets, sidewalks, and many cul-de-sacs. The surrounding roads to the north, west, and south support some thru-traffic, but the main source of traffic on the interior streets is from the residents themselves.

Neighborhood Character in Northwest Grass Lawn

Location and Topography

The northeast portion of the Grass Lawn neighborhood is south of Redmond Way, east of 132nd AVE NE, roughly north of Old Redmond Road, and west of 148th AVE NE. This area is complimented by a variety of natural features, specifically features associated with the southern end of a ravine situated in the northern portion of the area, mid-way between 140th AVE NE and 148th AVE NE. This area consists of wetlands, steep slopes, and a Class III stream that evolves into a Class IV stream as it runs south to Grass Lawn Park.

Architecture and Lot Size

Single-family homes are the dominant type of housing in the northwest portion of the Grass Lawn neighborhood, however this area also contains town homes. There are some compact parcels, however most the parcels are zoned for low to moderate density, meaning between four to six dwelling units per acre, depending on the area. Home styles are typical of suburban homes from the 1960's. Typical housing styles include smaller ramblers on large lots, cottage-like homes with detached garages, and two-story homes fronted with a garage.

Community Feeling

The northwest portion of Grass Lawn neighborhood offers a suburban feel. The majority of the streets are residential collector streets with sidewalks and many cul-de-sacs. The surrounding streets to the north, west, south, and east support thru-traffic, as does 140th AVE NE, which cuts

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through the area. The Grass Lawn Neighborhood Park on Old Redmond RD and 148th AVE NE contributes to the suburban feel of the area. The small area at 132nd AVE NE and Old Redmond Road, zoned NC/C for neighborhood commercial uses, supports neighborhood-scale retailers such as a video store and a hairdresser. This development also links to other commercial developments in Bellevue and Kirkland at the other corners of the crossroads. The building contains apartments on the second and third stories. Though this retail area gives an urban feel, it supports the suburban community and thus still fits well into the suburban area.

Neighborhood Character in Southwest Grass Lawn

Location and Topography

The southwest portion of the Grass Lawn neighborhood sits roughly south of Old Redmond Road, east of 132nd AVE NE, north of NE 60th ST, and west of 140th AVE NE. This area contains just a slight slope and is unconstrained by sensitive areas such as steep slopes, erosion hazards and flood plains, with the exception of a wetland located north of Old Redmond Road and west of 140th AVE NE.

Architecture and Lot Size

This area is composed of both single-family homes and apartment complexes. The western half of Grass Lawn is mostly unincorporated and has pre-annexation zoning of residential single-family. With very large lots, most homes are ranch-style from the 1960's and 1970's, and some properties contain horse stables.

The eastern half of the southwest Grass Lawn area is zoned R-12 for moderate density residential and is composed of mostly gated apartment complexes accessed along Old Redmond Road and 140th AVE NE. The complexes consist of multiple-story buildings with styles dating to the 1970's.

Community Feeling

The very low-density area juxtaposed with the moderate density provides contrast. The low-density area consists of ranch-style homes, some horse stables with split-rail fences, and large, open spaces. Thus, this area gives an open, countryside feeling.

Section 5: Utilities

Water

Redmond is the water service provider for the Grass Lawn neighborhood. The City of Redmond assumed the duties of water and sewer provider for Redmond's portion of the Rose Hill District area in 1996 when the district dissolved. Water storage for portions of the Grass Lawn area is provided by the old Rose Hill District South Reservoir Pump Station, located within Kirkland city limits on 132nd AVE NE near NE 65th ST. The area's topography lends itself to a gravity water system. Additional pump stations are not anticipated to be required for any new development in the Grass Lawn neighborhood.

The water system in the neighborhood is in relatively good shape with few deficiencies. Some property owners in this area may still employ the use of private wells. The Department of Ecology is the permitting agency for wells.

Redmond's current Water System Plan was adopted in 1992. In May 2002 the City completed a draft update to its water system plan, which is currently under review.

Sanitary Sewer and Septic Systems

Redmond is the sewer provider for most of the Grass Lawn neighborhood. However, there are some areas operating and maintaining private sewer systems. The largest of these is the Sixty-O-One condominium development just north of the City of Bellevue border between 136th AVE NE and 140th AVE NE.

A majority of the neighborhood has sewers and utilities using a gravity system without pumps. However, there are still a few areas that have on-site disposal systems, such as septic tank systems. Sewers are planned for all developable areas of the neighborhood and eventually septic tanks will be phased out. Redmond requires connection to the City sewer system for all new development (Comprehensive Plan policy UT-46). The City's comprehensive sewer plan identifies the general location where future sewer systems will be constructed. The largest subarea within the neighborhood currently without sewers is the northwest portion. However there are unsewered areas throughout Grass Lawn.

Stormwater Management

Redmond manages both storm and surface water as well as particles in groundwater with the King County Department of Natural Resources. Stormwater facilities are both private and public. They consist of a number of types of facilities. Current City stormwater management practices are to have a mix of piped and open storm water facilities. Existing conditions in the neighborhood are a combination of piped systems within city limits and roadside ditches in the unincorporated areas of King County. Examples of piped systems include storm drains, stormwater pipes, underground vaults for storing and treating stormwater, and similar

improvements. Open systems include but are not limited to swales, ditches, and ponds that detain or retain stormwater, and streams.

Most of the neighborhood includes catch basins that connect to underground stormwater pipes that carry stormwater runoff into vaults and open ponds where sediment is removed and it is treated before it flows into streams and eventually the Sammamish River. The older and unincorporated portions of the neighborhood primarily rely on roadside ditches. The stormwater flows over streets and driveways into open ditches on the side of neighborhood roads. Once the water has been collected in the ditches, it infiltrates into the ground. The existing open ditches are primarily a method of collecting and conveying stormwater, but the natural process of ground infiltration also helps improve water quality. Treating stormwater through a piped system or open ditches also improves water quality. Concerns for landslide hazards and degradation of environmental quality are typically mitigated when stormwater management practices contain ample facilities to retrain and treat stormwater runoff.

Many of the streams in the neighborhood have been adversely impacted by increased impervious surfaces resulting from urban development. Where adequate stormwater facilities are not provided, the increased stormwater runoff erodes streambeds and banks, damaging habitat and polluting downstream water bodies. To prevent and repair this damage to Peters Creek, Redmond has developed a series of potential projects. The first is a bypass pipeline built to reduce stream bank erosion. The pipeline diverts excess water out of the creek to the area near Redmond Way and Leary Way. Redmond has also constructed a retention pond located at Redmond Way and 140th AVE NE (Scott's Pond). The pond collects and retains excess stormwater from the Grass Lawn area, preventing increased amounts of water from running into and damaging nearby streams. The City is considering locating another retention pond in the southwestern portion of Grass Lawn. There are six streambed repair projects underway on the south end of Peters Creek, between Redmond Way and Old Redmond Road. These projects will help repair erosion features such as oversteepened cut banks, woody debris jams, streambed knickpoints, and small shallow landslides. Other restoration measures may be required in other creeks.

Olympic Fuel Pipeline

The Olympic Pipeline extending through Redmond and the Grass Lawn neighborhood is part of the 400 miles that runs from Bellingham through Washington into Oregon. The Redmond portion of the pipeline transports fuel and was built in 1965 and 1975. The line consists of two parallel pipes running north and south following the Puget Sound Energy power lines, generally along the alignment of 136th AVE NE. A map of the pipeline route is available at the Olympic Pipe Line Company's web site at www.olypipeline.com.

The Federal Office of Pipeline Safety regulates all underground pipelines engaged in interstate commerce, including the Olympic Pipeline. State and local jurisdictions do not currently have authority to require safety inspections and testing or to set safety standards for pipelines in interstate commerce. The federal government can delegate its inspection authority to state

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agencies, but those agencies can only apply federal safety requirements. Washington State is currently in the process of requesting this delegation authority.

The City's Fire Department has created an emergency preparedness plan in case of damage to the pipeline. Digging near the pipeline can be very dangerous (due to potential rupture) making it imperative that citizens call to locate all pipes before digging. In Washington, the number to call to avoid damage to utilities is 1-800-424-5555.

Section 6: Emergency Services

Police

Redmond Police Department serves the incorporated portion of the Grass Lawn neighborhood. Police headquarters is located on the City's Municipal Campus at 8701 160 Ave NE. The police department tracks the numbers, types, and location of calls using a sophisticated Computer Aided Dispatch (CAD) / Records Management System (RMS) computer software program. The Grass Lawn neighborhood is part of the "George District," which also includes the Willows/Rose Hill neighborhood. The George District is one of five policing districts created by analysis of call volume and call type throughout the City of Redmond. Call volumes are distributed relatively evenly between Redmond's five police districts.

In 2002 Redmond officers responded to 4,268 calls for service in the George District. Calls are prioritized based on the type of call. In-progress calls that threaten life or property are given the highest priority and average response time is 3 to 4 minutes. Calls that are non-emergent are prioritized and responded to based on the availability of officers. Police officers also participate in "Community Policing Programs," including Block Watch, Business Watch, school programs, and community problem solving.

The King County Sheriff serves the unincorporated portion of the neighborhood. Similar to the City of Redmond, King County records calls for large geographic areas. Unincorporated Grass Lawn areas are part of Patrol District B5, which also includes other unincorporated areas located between the Cities of Woodinville and Redmond. The County Sheriff's office categorizes and responds to calls based on priority, similar to the Redmond Police Department.

In considering this information, it is important to note that Redmond, and the Eastside in general, are relatively safe, low crime communities. For example, in 1997 Redmond's rate of violent crimes was 1.6 crimes per thousand residents compared with 5 crimes per thousand residents for King County as a whole. For property crimes, Redmond's rate was 39.4 crimes per thousand residents compared with 67.6 crimes per thousand residents for King County as a whole.

Fire

Redmond Fire Station 11, located at NE 85th ST and 161st AVE NE in Downtown Redmond, and Redmond Fire Station 12, located at 4211 148th AVE NE, serve the Grass Lawn neighborhood. The average fire call response time for locations in Grass Lawn is 7 minutes, 53 seconds. Typical Redmond Fire Department call response times to several locations in the planning area are shown in Table 1. The average aid call response time for locations in Grass Lawn is 7 minutes, 5 seconds. Typical Fire Department aid call response times to several locations in the planning area are shown in Table 2.

Response times range from just over 1 minute (Redmond Way/148th AVE NE) to 7 ½ minutes (132nd AVE NE and NE 114th ST, via Willows Road). The Redmond, Kirkland, and Bellevue

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Fire Departments have an agreement that the closest fire station responds to an emergency, regardless of the city in which the emergency occurs.

Table 1: Typical Redmond Fire Department Response Times
For Fire Calls to Grass Lawn Neighborhood

Location	Typical Time (in minutes and seconds)
Redmond Way & 140 th AVE NE	8:07
Redmond Way & 132 nd AVE NE	9:30
Old Redmond Road & 132 nd AVE NE	7:45
Old Redmond Road & 140 th AVE NE	9:15
Old Redmond Road & 148 th AVE NE	6:28
NE 80 th St. & 154 th AVE NE	6:32

Table 2: Typical Redmond Fire Department Response Times For Aid Calls to Grass Lawn Neighborhood

Location	Typical Time (in minutes and seconds)
Redmond Way & 140 th AVE NE	7:41
Redmond Way & 132 nd AVE NE	6:46
Old Redmond Road & 132 nd AVE NE	7:21
Old Redmond Road & 140 th AVE NE	7:14
Old Redmond Road & 148 th AVE NE	7:06
NE 80 th St. & 154 th AVE NE	7:10

Section 7: Schools, Parks, Trails and Open Space

Schools

Grass Lawn neighborhood is served by the Lake Washington School District. Pubic Elementary school age students who live in the central and southwestern portion of the planning area attend Franklin Elementary located at 12434 NE 60th in the City of Kirkland. Elementary students living in the northwestern area attend Rose Hill Elementary located at 8044 - 128th NE. Elementary students living in the eastern portion of Grass Lawn attend Ben Rush Elementary located at 152nd NE in the City of Redmond. All Junior High School students living in Grass Lawn attend Rose Hill Junior High located at 13505 NE 75th in the City of Redmond. All High School students living in the planning area attend Lake Washington High School located at 12033 NE 80th in the City of Kirkland.

Types of Parks and Open Space

One of the characteristics that citizens often identify as important to quality of life is parks and open space. Parks and open space serve a wide range of functions, from providing space for active or passive recreation such as soccer or walking, to helping protect the quality of the environment, including water and wildlife habitat.

The City of Redmond has three major park categories - neighborhood, community, and resource - and an extensive trail system. As Table 6 indicates, each park type provides a different function. Community and resource parks typically serve the City as a whole or larger areas while neighborhood parks serve smaller geographic areas, preferably within walking or bicycling distance. Trails help to link park sites and provide opportunities for greenways and open space. In addition, some developments contain small parks or open spaces that help to meet residents needs for play areas or open space.

The Parks Department is currently preparing to update the City's Parks and Recreation Plan.

See Map 6.

Existing Parks and Open Space

There are two parks within the planning area. The Grass Lawn Community Park is located in the heart of Grass Lawn on Old Redmond Road and 148th AVE NE. This 28.5-acre park includes a play area; picnic shelter; basketball hoops; lighted tennis courts; lighted artificial grass soccer field; public art; ballfields; picnic tables; fitness trail/court; restrooms; recreation building; parking; and facility rental. A Capital Improvement Project of \$3,354,000 was completed in the fall of 2002. This project included upgrading the current soccer field and lighting and adding new asphalt and plantings in the park. The second phase of park improvements is scheduled to begin this year.

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Spiritbrook Neighborhood Park is the second park within the planning area. Located inside the Spiritbrook neighborhood at 6500 15th AVE NE, this 2-acre park includes: a play area; basketball hoops; ballfields; natural areas; open space; and a picketball court. This park is listed as a 1999-2004 Parks and Recreation Capital Investment Project for an irrigation renovation.

Scott's Pond, a retention pond located at the triangle bordered by NE 80th ST, Redmond Way and 140th Ave NE, is currently classified as Open Space.

Bridle Crest Trail, a King County Facility, is a two-mile trail that runs along the south side of NE 60th ST and connects Bridle Trails State Park to Marymoor Park and the Sammamish River trail. This multi-use trail contains soft surface for horseback riding, mountain bicycling, and hiking.

The Natural Growth Protection Area along 150th AVE NE between Redmond Way and Old Redmond Road is an open space that provides hiking opportunities.

An Open Space Easement correlates with the ravine located south of Redmond Way mid-way between 140th AVE NE and 148th AVE NE.

The median planting on 148th AVE NE is classified as a City Beautification Area.

Synder's Corner Park is located in Kirkland near Old Redmond Way and 132nd Ave NE.

Table 6: City of Redmond Park Guidelines

	Neighborhood Parks	Community Parks	Resource Parks	Trails
Description	Provides space for passive and active recreation: children's playgrounds, court sports, picnic areas, trails, open grass areas, and practice grade softball fields. Located within neighborhoods within walking and bicycling distance of residents.	Provides space for a diverse range of active recreational opportunities and some passive uses: baseball/softball; soccer; tennis, basketball and pickleball courts; children's playgrounds; jogging paths and open space	Provides space for a variety of passive recreational opportunities and helps to preserve unique natural sites and other open spaces.	Provides hard or soft surface trails for walking, bicycling, skating, hiking, or horseback riding.
Service Area	½ to ½ mile radius	1 to 3 miles	No applied guideline	No applied guideline
Desired Size	7 to 10 acres	25 to 50 acres	Sizes vary. Should be large enough to protect natural resources and provide public benefit.	Sizes vary. Preferred width for a multipurpose trail is 12 foot paved surface separated from soft-surface shoulders for equestrians.
Redmond's Adopted Level of Service	1 acre per 1000 population	3 acres per 1000 population	2.5 acres per 1000 population	.25 miles per 1000 population

Proposed Parks and Open Space

Currently the Capital Investment Program has budgeted for a "mini park" next to Scott's Pond in 2006, totaling \$150,000. Parks and Recreation Capital Investment Projects for 1999-2004 lists the Haida House Transfer for an acquisition and renovation. The list also includes Spiritbrook Neighborhood Park for irrigation and renovation.

Park and Recreational Facilities Near the Grass Lawn Neighborhood

There are a number of park and recreational facilities located within 1 mile from the Grass Lawn neighborhood in the City of Redmond, as well as in the City of Kirkland, the City of Bellevue, and King County.

These facilities include trails along the Sammamish River and Puget Sound Energy right-of-way, King County soccer fields, and neighborhood parks located just west of the planning area in Kirkland. Table 7 contains the name and location of the facilities, distance from the Grass Lawn planning area (measured from the closest point), and a brief description.

Existing and Proposed Location: 7802 168th AVE NE (In downtown Redmond) Description: 2.8-acre neighborhood park containing a two historic, rentable cabins, covered picnic shelter, picnic tables, children's play area, public art, parking, bicycle racks, brick plaza with outdoor stage and restrooms. Distance from the planning area: 1.0 mile Owner/Manager: Redmond Parks Department Location: 164th AVE and Redmond Way Description: 0.11 acre plaza with mural, benches and parking Distance from the planning area: 0.6 miles Owner/Manager: Redmond Parks Department Redmond Municipal Campus Redmond Municipal Campus Redmond Municipal Campus NE Description: 11-acre facility containing the Redmond Senior Center and open space with fitness equipment along the Sammamish River and 160th AVE NE Description: 11-acre facility containing the Redmond Senior Center and open space with fitness equipment along the Sammamish River. Senior Center has horseshoe pits; shuffleboard, pickleball and bocce ball courts; and volleyball/croquet areas. Distance from the planning area: 0.7 miles Owner/Manager: Redmond Parks Department O'Leary Park Location: Leary Way and Redmond Way Description: 0.12 acre small corner park in downtown Redmond. Kiosk with clock tower, bench seating in paved plaza, and landscaping. Distance from the planning area: 0.6 miles Owner/Manager: Redmond Parks Department Old Firchouse Teen Center Center Location: 16510 NE 79th ST Type/Description: 0.87 acre teen center facility with indoor game room, dance/multi-use room, weight room, summer café. Outdoor basketball court with lights. Distance from the planning area: 0.8 miles Owner/Manager: Redmond Parks Department Location: 16600 NE 80th ST Type/Description: Located in downtown Redmond at 16600 NE 80th Street. This historic brick building has been renovated to create a community center that hosts a variety of recreation programs as well as room rentals and leases. Distance from the planning area: 0.6 miles Owner/Manager: Redmond Parks De	Table 7: R	Recreational Facilities, Parks Near the Grass Lawn Neighborhood			
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nicnic tables natural areas open space and parking	Willows Creek				
Neighborhood Park Distance from the Planning Area: 0.4 miles	Neighborhood Park				
Owner/Manager: Redmond Parks Department					

Section 8: Transportation

Street Types

The primary north-south access corridors in the planning area are 148th Avenue NE and 140th Avenue NE. The primary east-west access corridors are Redmond Way/NE 85th Street and Old Redmond Way. Local streets within the Grass Lawn area generally form a grid, both north-south and east-west. However, many local streets in the neighborhood were designed as cul-de-sacs.

Redmond's arterial street plan divides streets in the city into four categories by function for the purpose of guiding transportation improvements to meet future needs. These four categories include: freeways and expressways, principal arterials, minor arterials, and collector arterials. The classifications are based on the types of developments and connections that these streets serve.

Transportation Facility Plan

The City of Redmond identifies transportation improvements needed over a 20-year planning period in its Transportation Facility Plan (TFP). The TFP includes proposed improvements to roads, intersections, signals, sidewalks, bike paths and transportation programs, such as traffic calming. The Transportation Facility Plan is part of and must be consistent with the City's Comprehensive Plan.

Redmond last amended its Transportation Facility Plan in December 1999 as part of annual amendments to the Comprehensive Plan. The TFP includes projects proposed for construction during the period from 1997 to 2012.

The projects listed below are located in the Grass Lawn neighborhood and are contained in the 1997-2012 TFP.

- RED-TFP-048 Road Widening: Widen Old Redmond Road to 2-3 lanes from 140th Ave NE to 148th Ave NE. *Recently completed*.
- RED-TFP 075 Road Widening: Widen 140th Ave NE to 2-3 lanes from south city limits to NE 80th Street. *Project under way*.
- RED-TFP-804 Intersection optimization: Reconfigure/optimize 2 arterial intersections in Grass Lawn District. *Scheduled to begin 2003*.
- RED-TFP 906 HOV/Transit: Construct queue bypass at the intersection of Redmond Way and 132nd Avenue NE. *Under consideration*.

Six-Year Transportation Improvement Program

The City's Transportation Improvement Program (TIP) identifies transportation projects proposed for construction over a short-term or six-year period. Redmond's current TIP is for 2003-2008, was last updated in July 2002, and is updated annually. Planned projects in the Grass Lawn neighborhood include the following:

- C-24: Redmond Way at 140th Avenue NE eastbound right turn lane.
 C-25: Redmond Way at 148th Avenue NE turn lanes.
- Redmond Way/132nd Avenue NE transit and HOV improvements.
- S16: Old Redmond Road Widening. Project Completed.

Sidewalks and Pathways

The City of Redmond's Comprehensive Plan calls for the City to keep a sidewalk program for the purpose of maintaining and building sidewalks in the City. As part of the program, Redmond has developed a citywide inventory of streets that have sidewalks and streets where sidewalks are missing and need to be connected. Many streets in the Grass Lawn neighborhood have sidewalks, although a fair amount do not. The streets listed below are examples of areas in Grass Lawn that need sidewalk improvements.

- 140th Avenue NE (NE 60th Street to NE 80th Street) (This project is expected to begin construction this year.)
- Old Redmond Road (east of 132nd Avenue NE to east of 135th Court NE)
- Redmond Way (132nd Avenue NE ton and off to Willows Road) NE 75th Street (132nd Avenue NE to 134th Avenue NE)
- NE 83rd Street (132nd Avenue NE to terminus at 137th Avenue NE)

Redmond's Sidewalk Improvement Program has an annual budget of \$480,000, which will rise to \$600,000 in 2005. The program currently builds about .5 mile of sidewalk throughout the City each year. The improvements to 140th AVE NE as noted above include sidewalks on both sides of the street as well as other right-of-way improvements including bike lanes, a storm drain system, planting strips, and a median in the right-of-way between NE 60th ST and NE 80th ST. Funding for the 140th AVE NE improvements is allocated from the 2003-2008 Transportation Improvement Program (TIP). However, the sidewalk portion of the project is being funded through the Sidewalk Improvement Program. The TIP has also provided funding for improvements to Old Redmond RD. Improvements include completing the 3-lane section of roadway between 132nd and 136th by widening the roadway and adding curb, gutter and sidewalk on both sides of the street. Construction is scheduled for 2003-2004. As an interim measure, the City's Pedestrian and Bicycle Committee has recommended raised payement markers be placed on one side of Old Redmond RD. Funding for the raised pavement markers will be provided by the Bicycle Improvement Program.

Redmond's citizen Pedestrian and Bicycle Committee evaluates and suggests improvements throughout the city and considers funding priorities. Among the criteria that the Committee considers in setting priorities are:

- Extent to which the improvement will improve pedestrian safety.
- Extent to which the improvement meets Americans with Disabilities Act requirements.
- Type of access provided (for example, is the improvement adjacent to or on a route to a school, park or bus stop).
- Volume of pedestrian use.
- Benefit of the improvement compared to cost.
- Compliance with Redmond design standards for sidewalks.
- Extent to which the project promotes continuity by completing an existing walkway system.
- Level of public support for the project.
- Environmental impacts.

Bikeways

Redmond's Bicycle Plan, found in the Comprehensive Plan, lists existing, partially complete, and proposed bikeways for the City of Redmond and breaks down these bikeways into three classes. A Class I Pathway is a bicycle facility separated from motorized traffic by an open space or barrier and either within a right-of-way or within a private right-of-way. A Class II Bicycle Lane is a portion of a roadway that has been designated by striping, signing and pavement markings for the preferential use of cyclists. A Class III bicycle route is a roadway shared by bicycles and motor vehicles with a wide shared curb lane or paved shoulder and signage. The Bicycle Plan was last updated in December of 1999.

The Bicycle Plan identifies a Class II Bicycle Lane along Old Redmond Road between 148^{th} AVE NE and W LK Sammamish PKWY as the only existing bikeway within Grass Lawn neighborhood. There are also two partially completed bikeways along 140^{th} AVE NE between NE 60^{th} ST and Redmond Way and along NE 80^{th} ST between 132^{nd} AVE NE and 140^{th} AVE NE.

Redmond's Bicycle Plan identifies the following proposed improvements in the Grass Lawn neighborhood:

- Class I Pathway along NE 60th ST between 132nd AVE NE and SR-520.
- Class I Pathway along the Puget Sound Energy power lines (running roughly along 136th Avenue NE) starting at NE 60th ST and running north past Old Redmond RD to NE 124th ST.
- Class II Bicycle Lane along 154th AVE NE between NE 60th ST and Old Redmond RD.
- Class II Bicycle Lane along the west side of SR-520 within Grass Lawn and extending south past NE 60th ST and north past W LK Sammamish PKWY.
- Class II Bicycle Lane along Old Redmond RD between 132nd AVE NE and 148th AVE NE.
- Class II Bicycle Lane along Redmond Way starting at 140th AVE NE and continuing east past W LK Sammamish PKWY.

Existing Conditions Report

- Class II Bicycle Lane along W LK Sammamish PKWY within Grass Lawn and extending north past Redmond Way and south past SR-520.
- Class II Bicycle Lane along 132nd AVE NE starting at Old Redmond RD and running north past Redmond Way.
- Class III Bicycle route along 152nd AVE NE between NE 60th ST and Old Redmond RD.

The Redmond Bicycle Plan also identifies the SR-520 Bikeway, which was built and is maintained by the Washington State Department of Transportation. This bikeway is located within the SR-520 right-of-way.

The Redmond Bicycling Guide outlines categories of roadways that are conducive to bicycle travel. The categories include: High Traffic Streets, Pedestrian Path, Caution Areas, Lower Traffic Streets, Off Street Paths. Within the Grass Lawn neighborhood there are Lower Traffic Streets along NE 80th ST, portions of Old Redmond RD, a portion of 140th AVE NE, 152nd AVE NE, and 151st AVE NE. There are Higher Traffic Streets along a portion of 140th AVE NE and along a portion of Old Redmond RD. There are Caution Areas along 148th AVE NE and along W LK Sammamish PKWY.

The City of Redmond has an improvement program specifically for bicycle facilities in the City. Redmond's 2003 to 2009 Bicycle Facility Capital Improvement Program is currently funded from the City's General Fund at \$80,000 per year. The sum will increase to \$100,000 in 2005. The City also applies for state and federal grants to supplement local funding. For example, Redmond received a grant to construct a bridge on the Puget Sound Energy Trail at the Sammamish River for bicyclists and pedestrians. The only Grass Lawn neighborhood project listed in the 2003-2009 Bicycle Facility Capital Improvement Program includes the previously mentioned construction of raised pavement markers on Old Redmond Road.